

Downtown Realtors Will War Against Rent Snipers

A meeting of downtown realtors was held on Friday afternoon in the office of Elias A. Cohen, president of the Broadway-John Street Corporation, for the purpose of devising means to combat the drawing off of business concerns from Manhattan's lower segment into the vacuum caused by the intensive development of the Grand Central zone. In explaining why he had called the conference Mr. Cohen proposed an even more militant objective. He was for declaring war against what he termed the "rent snipers" or real estate agents who, he asserted, were circulating among the downtown buildings and taking away tenants on the promise of rentals which were lower than construction costs justified.

"If this shifting around of tenants from one building to another is going to continue," he said, "the time will come when each one will snipe against the other and a stampede will ensue in which one is going to get hurt. I don't consider it ethical to induce people to put their money in one place and then sacrifice that area to a newer one merely for the purpose of earning commissions. Something should be done to fend against these attacks against established downtown districts. We don't want to see the jewelry trade, for example, taken up bodily and moved into another section, although I am sure that it would be glad enough to come back if it ever tried any other location."

Aside from the moving picture, the cloak and suit, the theatre and the automobile industries, every substantial industry has its centre in the eighty-one square blocks included in the downtown sector. Mr. Cohen maintained, and the defections from these districts, he said, were chiefly on the part of "lightweights."

"The substantial firms cannot afford to move away from the downtown district," he added. "Nevertheless, we have some concerns who out of this area should have been kept here for their own interests, if for no other reason."

Mr. Cohen was particularly incensed over what he branded as lying rumors of a recent statement to the effect that there were 2,000,000 square feet of space on the market in the south side of Chambers street. The whole matter, he declared, slithered down to the question of how far downtown realtors could go in maintaining the rents of last year and at the same time hold the tenants in the district.

At least one man at the meeting did not think the tide to the Forty-second street sector could be stemmed or that rents in the downtown sector could be kept at last year's level. He was Edward J. Hogan, renting agent of the Woolworth Building. Mr. Hogan declared that while he had no fears of any serious loss on the part of the Woolworth Building or the downtown section as a whole the remarkable development of the Forty-second street section had to be reckoned with. Many good concerns had gone up there, he added.

"Furthermore," added the speaker, "and if we are going to cling to that scale many of the buildings down town are going to lose tenants. In the Woolworth Building our rates were originally from \$2 to \$4. Last year we averaged as high as \$6, but we don't expect to get it this year."

Mr. Cohen then called upon some of those present to refute the rumor that there was space going begging in the downtown sector. Mr. Hogan responded that there were 20,000 square feet of space in the Forty-second street sector, a total of 550,000 vacant in the Woolworth Building and that 10,000 of the unoccupied area had been taken over from tenants whose leases had not expired. W. C. Spears of the Brown, Wheelock Company, said the Produce Exchange, and the buildings at 5 and 7 Dey street, and 38 Wall street, were full of 1 per cent. vacant; 15 Broad street 2 per cent. vacant and

REALTY MANUAL IS BESTOWS PRIZES ON FIFTH AVE. BUILDINGS BETTER THAN EVER

1922 Edition a Veritable Book of Knowledge for All Interested in Subject.

A veritable book of knowledge for practical use by 300,000 owners of real estate and by many times that number of lessees, trustees, lawyers, etc., has been crowded between the covers of this year's "Diary and Manual" of the Real Estate Board of New York. It is the twenty-sixth consecutive publication of its kind, but it is such an improvement on its predecessors that it is practically a new compilation. Among the important questions which this book answers are the following:

What are the exact requirements of the landlord and tenant legislation of 1920 and 1921, known as the rent laws? What are the important recent decisions rendered by the courts on these laws, which so intimately affect the lives and affairs of thousands of tenants and owners of apartments? What obligations does the tenement house law place upon the occupants and owners of the 110,000 apartments and tenements in this city? How is the city budget made up? How is the tax rate levied? How does the city go about placing the assessed valuations on its nearly ten billions of real estate for the purpose of taxation, and what are the property owners' rights in the matter of application for the reduction or revision of assessments? More than 10,000 of the edition of 15,000 already have been disposed of in advance of the publication.

"The New York Landlord and Tenant Laws and Court Decisions Thereon," by A. C. McNulty, counsel for the board, is an outstanding feature of the book. "The Municipal Court—Its Functions Relating to Real Estate," by Judge Edgar A. Lauer of the Municipal Court, is another article on this subject.

In the "Ready Reference to the Tenement House Law," by Harmon Ackerman of the New York Bar, architects, lawyers, owners and others will find a complete summary of the legal requirements relating to old and new law apartments and tenements.

George W. Olney has contributed a summary of the Labor Law up to date. S. H. Baldwin one on the "Workmen's Compensation Law" in its present amended form, and J. T. Taffee, chief of the information section of the State Tax Department, one on the "New York State Personal Income Tax."

A great deal of other valuable information for city government and tax-related subjects, prepared by Edward P. Doyle of the Bureau of Information and Research of the Real Estate Board, is to be found in the "Diary and Manual."

An important feature of the book is a list of city, state and federal tax dates, distributed not only throughout the diary pages on the appropriate days, but compiled also in a complete "Calendar of Important Dates."

The Diary Committee of the Board in charge of the compilation of the book consists of: Walter H. Warren, chairman; Leon S. Altman, Pierre M. Clear, George S. Horton, Adam Wiener, Lewis H. May, George Mercer, Jr., and William D. Kilpatrick.



Association Which Fosters World's Finest Street Honors Its Latest Structural Ornaments

The fact that there have been an unusually large number of new buildings erected or remodelled in the Fifth avenue district during the past year made the work of awarding the prizes for the best examples of architectural harmony, according to the custom of the Fifth Avenue Association, unusual this year. The awards were announced at the annual dinner held last Tuesday in the Waldorf-Astoria by Dr. John H. Finley. The following were the winners:

NEW BUILDINGS.
First Prize—Gold medal and diploma, to Textile Building, Inc., owners of 285-295 Fifth avenue.
Second Prize—Silver medal and diploma, to New York Bible Society, owners of 5 East Forty-eighth street.

ALTERED BUILDINGS.
First Prize—Gold medal and diploma, to J. and T. Cousins, owners of 17 West Fifty-seventh street.
Second Prize—Silver medal and diploma to Schmitt Bros., owners of 523 Madison street.

The architects of each of these buildings received a certificate of merit, because the board of directors of the association felt that the alterations greatly enhanced the value of the Fifth avenue district. The architects who received the certificates are as follows: Sommerfeld & Stocker, architects of the Textile Building; Wilfred E. Anthony, architect of the New York Bible Society Building; George A. Schoneveld, architect of the J. and T. Cousins Building, and Schwart and Gross, architects of the Schmitt Bros. Building.

The architectural harmony committee, headed by Douglas L. Elliman, includes the following: F. B. Conover and John S. Kohn, John Cross and Leon N. Gillette representing the New York Chapter of the American Institute of Architects as professional members. This committee inspected every building which could possibly be considered in this connection, the lay members and the professional members making their inspections separately, after which they held a joint meeting and agreed on the winners.

Former Gov. Alfred E. Smith was toastmaster at the dinner. In the course of his post-prandial remarks regarding the work the association is accomplishing, the ex-Governor said:

"The Fifth avenue district is growing rapidly and its problems and dangers are increasing. Efforts to exploit it, to destroy its charm and to prostitute it to the selfish interests of cheap commercialism are never ceasing. In its record of accomplishments it has done more to pave the way for intelligent city planning in New York than all other factors combined."

"The association launched, and was the chief agency in carrying through to final success the vastly important movement for limiting building heights in Greater New York and for establishing business and residential zones, and has been active since the enforcement of this law. It worked continuously for years to bring about the opening of the Park Avenue Viaduct and the ramp at Thirty-fourth street and Park avenue, and during the year 1918 both of these public improvements were completed."

"The association succeeded in getting a law passed prohibiting the erection on Fifth avenue from Washington Square to 110th street, of any building over thirty-fourth to Seventy-second street, and on Fifty-seventh street from Lexington to Eighth avenue, of illuminated signs unless they are flat against the wall. The same ordinance forbids illuminating signs projecting more than twelve inches beyond the building line. This ordinance has done more to enhance the value of the buildings than perhaps any other thing that the association has or could have done."

Before awarding the medals, Dr. Finley said in part:

"The place of ultimate happiness to which a large part of the human race has come to look forward is not an orange grove in winter or a mountain or beach resort in summer, nor a Palm Beach or a Blackpool or a San Moritz. It is a city—a city not of restricted or finite population but of infinite beauty, a celestial city let down from the sky, a city with a river in the midst of it and with trees whose leaves are for the healing of the nations. The effort should therefore be not to spend our time decrying the city, as did the prophet Jonah, but in making it as beautiful, as comfortable, as ennobling as possible, for all who find it, from choice or necessity, the place of their ultimate happiness or misery on earth."

"I am happy to find myself promoted to membership in this association, whose object it is to make the city more comfortable by making this particular street and those streets which are neighbors

Association Which Fosters World's Finest Street Honors Its Latest Structural Ornaments

The fact that there have been an unusually large number of new buildings erected or remodelled in the Fifth avenue district during the past year made the work of awarding the prizes for the best examples of architectural harmony, according to the custom of the Fifth Avenue Association, unusual this year. The awards were announced at the annual dinner held last Tuesday in the Waldorf-Astoria by Dr. John H. Finley. The following were the winners:

NEW BUILDINGS.
First Prize—Gold medal and diploma, to Textile Building, Inc., owners of 285-295 Fifth avenue.
Second Prize—Silver medal and diploma, to New York Bible Society, owners of 5 East Forty-eighth street.

ALTERED BUILDINGS.
First Prize—Gold medal and diploma, to J. and T. Cousins, owners of 17 West Fifty-seventh street.
Second Prize—Silver medal and diploma to Schmitt Bros., owners of 523 Madison street.

The architects of each of these buildings received a certificate of merit, because the board of directors of the association felt that the alterations greatly enhanced the value of the Fifth avenue district. The architects who received the certificates are as follows: Sommerfeld & Stocker, architects of the Textile Building; Wilfred E. Anthony, architect of the New York Bible Society Building; George A. Schoneveld, architect of the J. and T. Cousins Building, and Schwart and Gross, architects of the Schmitt Bros. Building.

The architectural harmony committee, headed by Douglas L. Elliman, includes the following: F. B. Conover and John S. Kohn, John Cross and Leon N. Gillette representing the New York Chapter of the American Institute of Architects as professional members. This committee inspected every building which could possibly be considered in this connection, the lay members and the professional members making their inspections separately, after which they held a joint meeting and agreed on the winners.

Former Gov. Alfred E. Smith was toastmaster at the dinner. In the course of his post-prandial remarks regarding the work the association is accomplishing, the ex-Governor said:

"The Fifth avenue district is growing rapidly and its problems and dangers are increasing. Efforts to exploit it, to destroy its charm and to prostitute it to the selfish interests of cheap commercialism are never ceasing. In its record of accomplishments it has done more to pave the way for intelligent city planning in New York than all other factors combined."

"The association launched, and was the chief agency in carrying through to final success the vastly important movement for limiting building heights in Greater New York and for establishing business and residential zones, and has been active since the enforcement of this law. It worked continuously for years to bring about the opening of the Park Avenue Viaduct and the ramp at Thirty-fourth street and Park avenue, and during the year 1918 both of these public improvements were completed."

"The association succeeded in getting a law passed prohibiting the erection on Fifth avenue from Washington Square to 110th street, of any building over thirty-fourth to Seventy-second street, and on Fifty-seventh street from Lexington to Eighth avenue, of illuminated signs unless they are flat against the wall. The same ordinance forbids illuminating signs projecting more than twelve inches beyond the building line. This ordinance has done more to enhance the value of the buildings than perhaps any other thing that the association has or could have done."

Before awarding the medals, Dr. Finley said in part:

"The place of ultimate happiness to which a large part of the human race has come to look forward is not an orange grove in winter or a mountain or beach resort in summer, nor a Palm Beach or a Blackpool or a San Moritz. It is a city—a city not of restricted or finite population but of infinite beauty, a celestial city let down from the sky, a city with a river in the midst of it and with trees whose leaves are for the healing of the nations. The effort should therefore be not to spend our time decrying the city, as did the prophet Jonah, but in making it as beautiful, as comfortable, as ennobling as possible, for all who find it, from choice or necessity, the place of their ultimate happiness or misery on earth."

"I am happy to find myself promoted to membership in this association, whose object it is to make the city more comfortable by making this particular street and those streets which are neighbors

Association Which Fosters World's Finest Street Honors Its Latest Structural Ornaments

The fact that there have been an unusually large number of new buildings erected or remodelled in the Fifth avenue district during the past year made the work of awarding the prizes for the best examples of architectural harmony, according to the custom of the Fifth Avenue Association, unusual this year. The awards were announced at the annual dinner held last Tuesday in the Waldorf-Astoria by Dr. John H. Finley. The following were the winners:

NEW BUILDINGS.
First Prize—Gold medal and diploma, to Textile Building, Inc., owners of 285-295 Fifth avenue.
Second Prize—Silver medal and diploma, to New York Bible Society, owners of 5 East Forty-eighth street.

ALTERED BUILDINGS.
First Prize—Gold medal and diploma, to J. and T. Cousins, owners of 17 West Fifty-seventh street.
Second Prize—Silver medal and diploma to Schmitt Bros., owners of 523 Madison street.

The architects of each of these buildings received a certificate of merit, because the board of directors of the association felt that the alterations greatly enhanced the value of the Fifth avenue district. The architects who received the certificates are as follows: Sommerfeld & Stocker, architects of the Textile Building; Wilfred E. Anthony, architect of the New York Bible Society Building; George A. Schoneveld, architect of the J. and T. Cousins Building, and Schwart and Gross, architects of the Schmitt Bros. Building.

The architectural harmony committee, headed by Douglas L. Elliman, includes the following: F. B. Conover and John S. Kohn, John Cross and Leon N. Gillette representing the New York Chapter of the American Institute of Architects as professional members. This committee inspected every building which could possibly be considered in this connection, the lay members and the professional members making their inspections separately, after which they held a joint meeting and agreed on the winners.

Former Gov. Alfred E. Smith was toastmaster at the dinner. In the course of his post-prandial remarks regarding the work the association is accomplishing, the ex-Governor said:

"The Fifth avenue district is growing rapidly and its problems and dangers are increasing. Efforts to exploit it, to destroy its charm and to prostitute it to the selfish interests of cheap commercialism are never ceasing. In its record of accomplishments it has done more to pave the way for intelligent city planning in New York than all other factors combined."

"The association launched, and was the chief agency in carrying through to final success the vastly important movement for limiting building heights in Greater New York and for establishing business and residential zones, and has been active since the enforcement of this law. It worked continuously for years to bring about the opening of the Park Avenue Viaduct and the ramp at Thirty-fourth street and Park avenue, and during the year 1918 both of these public improvements were completed."

"The association succeeded in getting a law passed prohibiting the erection on Fifth avenue from Washington Square to 110th street, of any building over thirty-fourth to Seventy-second street, and on Fifty-seventh street from Lexington to Eighth avenue, of illuminated signs unless they are flat against the wall. The same ordinance forbids illuminating signs projecting more than twelve inches beyond the building line. This ordinance has done more to enhance the value of the buildings than perhaps any other thing that the association has or could have done."

Before awarding the medals, Dr. Finley said in part:

"The place of ultimate happiness to which a large part of the human race has come to look forward is not an orange grove in winter or a mountain or beach resort in summer, nor a Palm Beach or a Blackpool or a San Moritz. It is a city—a city not of restricted or finite population but of infinite beauty, a celestial city let down from the sky, a city with a river in the midst of it and with trees whose leaves are for the healing of the nations. The effort should therefore be not to spend our time decrying the city, as did the prophet Jonah, but in making it as beautiful, as comfortable, as ennobling as possible, for all who find it, from choice or necessity, the place of their ultimate happiness or misery on earth."

"I am happy to find myself promoted to membership in this association, whose object it is to make the city more comfortable by making this particular street and those streets which are neighbors

WILL SELL HOLDINGS OF SUBWAY BUOLDER

J. P. Day to Dispose of 875 Lots for Estate of the Late J. C. Rodgers.

One of the strong reminders of what the subways have done for New York city real estate will be afforded at the auction sale next Tuesday of the holdings of John C. Rodgers, the subway builder and contractor, who invested a large part of his fortune in Manhattan and Bronx vacant lots. Mr. Rodgers moved to make these investments because he was able to obtain advance information as to where the subway routes were to go, and his good vision and foresight enabled him to appreciate and forecast extensions would do for land values in the territories which they tapped. The Rodgers holdings will be offered by Joseph P. Day, auctioneer, in the Yester Street Exchange. They consist of about 375 lots.

The properties are situated in the Riverdale section, between 261st and 263d streets. One large plot contains twenty-five lots, at the southeast corner of Broadway and 225th street, at the Broadway subway station. Other large holdings are situated in the Fort George section of Manhattan, and in the Fort Ham road and Sedgwick avenue sections of the west Bronx. About 200 lots are located in the Baychester and Gun Hill road sections of the Bronx. Ten lots are located in the Crestwood section of Yonkers.

The estates of the late Maria Jones and Sarah M. Garretton have authorized Joseph P. Day, auctioneer, to sell the block bounded by Elm, Pearl, Lafayette and Worth streets, opposite the Worth street subway station and in the heart of the new Court House district. This block, in turn, promises to be one of the most interesting parts of downtown Manhattan, is included in the properties to be sold by Mr. Day at his next special sale, to be held to-morrow, at noon, in 14 Vesey street. Approximately fifteen other Manhattan, Bronx and North Bergen (N. J.) investment properties, dwellings and vacant parcels are included in the same sale. The improved properties include the lot at 221 Wooster street, store tenements at 355 and 357 Eighth avenue and 302 West Twenty-eighth street, the dwellings at 44 to 48 Lexington avenue and 123 East

WILL SELL HOLDINGS OF SUBWAY BUOLDER

J. P. Day to Dispose of 875 Lots for Estate of the Late J. C. Rodgers.

One of the strong reminders of what the subways have done for New York city real estate will be afforded at the auction sale next Tuesday of the holdings of John C. Rodgers, the subway builder and contractor, who invested a large part of his fortune in Manhattan and Bronx vacant lots. Mr. Rodgers moved to make these investments because he was able to obtain advance information as to where the subway routes were to go, and his good vision and foresight enabled him to appreciate and forecast extensions would do for land values in the territories which they tapped. The Rodgers holdings will be offered by Joseph P. Day, auctioneer, in the Yester Street Exchange. They consist of about 375 lots.

The properties are situated in the Riverdale section, between 261st and 263d streets. One large plot contains twenty-five lots, at the southeast corner of Broadway and 225th street, at the Broadway subway station. Other large holdings are situated in the Fort George section of Manhattan, and in the Fort Ham road and Sedgwick avenue sections of the west Bronx. About 200 lots are located in the Baychester and Gun Hill road sections of the Bronx. Ten lots are located in the Crestwood section of Yonkers.

The estates of the late Maria Jones and Sarah M. Garretton have authorized Joseph P. Day, auctioneer, to sell the block bounded by Elm, Pearl, Lafayette and Worth streets, opposite the Worth street subway station and in the heart of the new Court House district. This block, in turn, promises to be one of the most interesting parts of downtown Manhattan, is included in the properties to be sold by Mr. Day at his next special sale, to be held to-morrow, at noon, in 14 Vesey street. Approximately fifteen other Manhattan, Bronx and North Bergen (N. J.) investment properties, dwellings and vacant parcels are included in the same sale. The improved properties include the lot at 221 Wooster street, store tenements at 355 and 357 Eighth avenue and 302 West Twenty-eighth street, the dwellings at 44 to 48 Lexington avenue and 123 East

WILL SELL HOLDINGS OF SUBWAY BUOLDER

J. P. Day to Dispose of 875 Lots for Estate of the Late J. C. Rodgers.

One of the strong reminders of what the subways have done for New York city real estate will be afforded at the auction sale next Tuesday of the holdings of John C. Rodgers, the subway builder and contractor, who invested a large part of his fortune in Manhattan and Bronx vacant lots. Mr. Rodgers moved to make these investments because he was able to obtain advance information as to where the subway routes were to go, and his good vision and foresight enabled him to appreciate and forecast extensions would do for land values in the territories which they tapped. The Rodgers holdings will be offered by Joseph P. Day, auctioneer, in the Yester Street Exchange. They consist of about 375 lots.

The properties are situated in the Riverdale section, between 261st and 263d streets. One large plot contains twenty-five lots, at the southeast corner of Broadway and 225th street, at the Broadway subway station. Other large holdings are situated in the Fort George section of Manhattan, and in the Fort Ham road and Sedgwick avenue sections of the west Bronx. About 200 lots are located in the Baychester and Gun Hill road sections of the Bronx. Ten lots are located in the Crestwood section of Yonkers.

The estates of the late Maria Jones and Sarah M. Garretton have authorized Joseph P. Day, auctioneer, to sell the block bounded by Elm, Pearl, Lafayette and Worth streets, opposite the Worth street subway station and in the heart of the new Court House district. This block, in turn, promises to be one of the most interesting parts of downtown Manhattan, is included in the properties to be sold by Mr. Day at his next special sale, to be held to-morrow, at noon, in 14 Vesey street. Approximately fifteen other Manhattan, Bronx and North Bergen (N. J.) investment properties, dwellings and vacant parcels are included in the same sale. The improved properties include the lot at 221 Wooster street, store tenements at 355 and 357 Eighth avenue and 302 West Twenty-eighth street, the dwellings at 44 to 48 Lexington avenue and 123 East

WILL SELL HOLDINGS OF SUBWAY BUOLDER

J. P. Day to Dispose of 875 Lots for Estate of the Late J. C. Rodgers.

One of the strong reminders of what the subways have done for New York city real estate will be afforded at the auction sale next Tuesday of the holdings of John C. Rodgers, the subway builder and contractor, who invested a large part of his fortune in Manhattan and Bronx vacant lots. Mr. Rodgers moved to make these investments because he was able to obtain advance information as to where the subway routes were to go, and his good vision and foresight enabled him to appreciate and forecast extensions would do for land values in the territories which they tapped. The Rodgers holdings will be offered by Joseph P. Day, auctioneer, in the Yester Street Exchange. They consist of about 375 lots.

The properties are situated in the Riverdale section, between 261st and 263d streets. One large plot contains twenty-five lots, at the southeast corner of Broadway and 225th street, at the Broadway subway station. Other large holdings are situated in the Fort George section of Manhattan, and in the Fort Ham road and Sedgwick avenue sections of the west Bronx. About 200 lots are located in the Baychester and Gun Hill road sections of the Bronx. Ten lots are located in the Crestwood section of Yonkers.

The estates of the late Maria Jones and Sarah M. Garretton have authorized Joseph P. Day, auctioneer, to sell the block bounded by Elm, Pearl, Lafayette and Worth streets, opposite the Worth street subway station and in the heart of the new Court House district. This block, in turn, promises to be one of the most interesting parts of downtown Manhattan, is included in the properties to be sold by Mr. Day at his next special sale, to be held to-morrow, at noon, in 14 Vesey street. Approximately fifteen other Manhattan, Bronx and North Bergen (N. J.) investment properties, dwellings and vacant parcels are included in the same sale. The improved properties include the lot at 221 Wooster street, store tenements at 355 and 357 Eighth avenue and 302 West Twenty-eighth street, the dwellings at 44 to 48 Lexington avenue and 123 East

WILL SELL HOLDINGS OF SUBWAY BUOLDER

J. P. Day to Dispose of 875 Lots for Estate of the Late J. C. Rodgers.

One of the strong reminders of what the subways have done for New York city real estate will be afforded at the auction sale next Tuesday of the holdings of John C. Rodgers, the subway builder and contractor, who invested a large part of his fortune in Manhattan and Bronx vacant lots. Mr. Rodgers moved to make these investments because he was able to obtain advance information as to where the subway routes were to go, and his good vision and foresight enabled him to appreciate and forecast extensions would do for land values in the territories which they tapped. The Rodgers holdings will be offered by Joseph P. Day, auctioneer, in the Yester Street Exchange. They consist of about 375 lots.

The properties are situated in the Riverdale section, between 261st and 263d streets. One large plot contains twenty-five lots, at the southeast corner of Broadway and 225th street, at the Broadway subway station. Other large holdings are situated in the Fort George section of Manhattan, and in the Fort Ham road and Sedgwick avenue sections of the west Bronx. About 200 lots are located in the Baychester and Gun Hill road sections of the Bronx. Ten lots are located in the Crestwood section of Yonkers.

The estates of the late Maria Jones and Sarah M. Garretton have authorized Joseph P. Day, auctioneer, to sell the block bounded by Elm, Pearl, Lafayette and Worth streets, opposite the Worth street subway station and in the heart of the new Court House district. This block, in turn, promises to be one of the most interesting parts of downtown Manhattan, is included in the properties to be sold by Mr. Day at his next special sale, to be held to-morrow, at noon, in 14 Vesey street. Approximately fifteen other Manhattan, Bronx and North Bergen (N. J.) investment properties, dwellings and vacant parcels are included in the same sale. The improved properties include the lot at 221 Wooster street, store tenements at 355 and 357 Eighth avenue and 302 West Twenty-eighth street, the dwellings at 44 to 48 Lexington avenue and 123 East

WILL SELL HOLDINGS OF SUBWAY BUOLDER

J. P. Day to Dispose of 875 Lots for Estate of the Late J. C. Rodgers.

One of the strong reminders of what the subways have done for New York city real estate will be afforded at the auction sale next Tuesday of the holdings of John C. Rodgers, the subway builder and contractor, who invested a large part of his fortune in Manhattan and Bronx vacant lots. Mr. Rodgers moved to make these investments because he was able to obtain advance information as to where the subway routes were to go, and his good vision and foresight enabled him to appreciate and forecast extensions would do for land values in the territories which they tapped. The Rodgers holdings will be offered by Joseph P. Day, auctioneer, in the Yester Street Exchange. They consist of about 375 lots.

The properties are situated in the Riverdale section, between 261st and 263d streets. One large plot contains twenty-five lots, at the southeast corner of Broadway and 225th street, at the Broadway subway station. Other large holdings are situated in the Fort George section of Manhattan, and in the Fort Ham road and Sedgwick avenue sections of the west Bronx. About 200 lots are located in the Baychester and Gun Hill road sections of the Bronx. Ten lots are located in the Crestwood section of Yonkers.

The estates of the late Maria Jones and Sarah M. Garretton have authorized Joseph P. Day, auctioneer, to sell the block bounded by Elm, Pearl, Lafayette and Worth streets, opposite the Worth street subway station and in the heart of the new Court House district. This block, in turn, promises to be one of the most interesting parts of downtown Manhattan, is included in the properties to be sold by Mr. Day at his next special sale, to be held to-morrow, at noon, in 14 Vesey street. Approximately fifteen other Manhattan, Bronx and North Bergen (N. J.) investment properties, dwellings and vacant parcels are included in the same sale. The improved properties include the lot at 221 Wooster street, store tenements at 355 and 357 Eighth avenue and 302 West Twenty-eighth street, the dwellings at 44 to 48 Lexington avenue and 123 East

WILL SELL HOLDINGS OF SUBWAY BUOLDER

J. P. Day to Dispose of 875 Lots for Estate of the Late J. C. Rodgers.

One of the strong reminders of what the subways have done for New York city real estate will be afforded at the auction sale next Tuesday of the holdings of John C. Rodgers, the subway builder and contractor, who invested a large part of his fortune in Manhattan and Bronx vacant lots. Mr. Rodgers moved to make these investments because he was able to obtain advance information as to where the subway routes were to go, and his good vision and foresight enabled him to appreciate and forecast extensions would do for land values in the territories which they tapped. The Rodgers holdings will be offered by Joseph P. Day, auctioneer, in the Yester Street Exchange. They consist of about 375 lots.

The properties are situated in the Riverdale section, between 261st and 263d streets. One large plot contains twenty-five lots, at the southeast corner of Broadway and 225th street, at the Broadway subway station. Other large holdings are situated in the Fort George section of Manhattan, and in the Fort Ham road and Sedgwick avenue sections of the west Bronx. About 200 lots are located in the Baychester and Gun Hill road sections of the Bronx. Ten lots are located in the Crestwood section of Yonkers.

The estates of the late Maria Jones and Sarah M. Garretton have authorized Joseph P. Day, auctioneer, to sell the block bounded by Elm, Pearl, Lafayette and Worth streets, opposite the Worth street subway station and in the heart of the new Court House district. This block, in turn, promises to be one of the most interesting parts of downtown Manhattan, is included in the properties to be sold by Mr. Day at his next special sale, to be held to-morrow, at noon, in 14 Vesey street. Approximately fifteen other Manhattan, Bronx and North Bergen (N. J.) investment properties, dwellings and vacant parcels are included in the same sale. The improved properties include the lot at 221 Wooster street, store tenements at 355 and 357 Eighth avenue and 302 West Twenty-eighth street, the dwellings at 44 to 48 Lexington avenue and 123 East

WILL SELL HOLDINGS OF SUBWAY BUOLDER

J. P. Day to Dispose of 875 Lots for Estate of the Late J. C. Rodgers.

One of the strong reminders of what the subways have done for New York city real estate will be afforded at the auction sale next Tuesday of the holdings of John C. Rodgers, the subway builder and contractor, who invested a large part of his fortune in Manhattan and Bronx vacant lots. Mr. Rodgers moved to make these investments because he was able to obtain advance information as to where the subway routes were to go, and his good vision and foresight enabled him to appreciate and forecast extensions would do for land values in the territories which they tapped. The Rodgers holdings will be offered by Joseph P. Day, auctioneer, in the Yester Street Exchange. They consist of about 375 lots.

The properties are situated in the Riverdale section, between 261st and 263d streets. One large plot contains twenty-five lots, at the southeast corner of Broadway and 225th street, at the Broadway subway station. Other large holdings are situated in the Fort George section of Manhattan, and in the Fort Ham road and Sedgwick avenue sections of the west Bronx. About 200 lots are located in the Baychester and Gun Hill road sections of the Bronx. Ten lots are located in the Crestwood section of Yonkers.

The estates of the late Maria Jones and Sarah M. Garretton have authorized Joseph P. Day, auctioneer, to sell the block bounded by Elm, Pearl, Lafayette and Worth streets, opposite the Worth street subway station and in the heart of the new Court House district. This block, in turn, promises to be one of the most interesting parts of downtown Manhattan, is included in the properties to be sold by Mr. Day at his next special sale, to be held to-morrow, at noon, in 14 Vesey street. Approximately fifteen other Manhattan, Bronx and North Bergen (N. J.) investment properties, dwellings and vacant parcels are included in the same sale. The improved properties include the lot at 221 Wooster street, store tenements at 355 and 357 Eighth avenue and 302 West Twenty-eighth street, the dwellings at 44 to 48 Lexington avenue and 123 East

Foresees Investors' Boom

Continued from First Page.

equal opportunity with other investments. New York city real estate has always been the most popular and deservedly the best.

With generally speaking, the curtailment of building during the last five years; with downtown real estate very moderately mortgaged; with buildings paying handsomely and with few vacancies; with cheaper money rates, and, with the present system of taxation that has driven money to tax exempt securities and taken it from legitimate investment and business channels will be changed, and a sales tax or other method of taxation will be found and then we shall witness the greatest real estate market that New York city has ever seen, because, whenever given an

Foresees Investors' Boom

Continued from First Page.

equal opportunity with other investments. New York city real estate has always been the most popular and deservedly the best.

With generally speaking, the curtailment of building during the last five years; with downtown real estate very moderately mortgaged; with buildings paying handsomely and with few vacancies; with cheaper money rates, and, with the present system of taxation that has driven money to tax exempt securities and taken it from legitimate investment and business channels will be changed, and a sales tax or other method of taxation will be found and then we shall witness the greatest real estate market that New York city has ever seen, because, whenever given an

Foresees Investors' Boom

Continued from First Page.

equal opportunity with other investments. New York city real estate has always been the most popular and deservedly the best.

With generally speaking, the curtailment of building during the last five years; with downtown real estate very moderately mortgaged; with buildings paying handsomely and with few vacancies; with cheaper money rates, and, with the present system of taxation that has driven money to tax exempt securities and taken it from legitimate investment and business channels will be changed, and a sales tax or other method of taxation will be found and then we shall witness the greatest real estate market that New York city has ever seen, because, whenever given an

Foresees Investors' Boom

Continued from First Page.

equal opportunity with other investments. New York city real estate has always been the most popular and deservedly the best.

With generally speaking, the curtailment of building during the last five years; with downtown real estate very moderately mortgaged; with buildings paying handsomely and with few vacancies; with cheaper money rates, and, with the present system of taxation that has driven money to tax exempt securities and taken it from legitimate investment and business channels will be changed, and a sales tax or other method of taxation will be found and then we shall witness the greatest real estate market that New York city has ever seen, because, whenever given an